

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

## Volume 5 | Technical Appendices

CFAg | Central Chilterns  
Community data (CM-001-009)  
Community

November 2013

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CFA9 | Central Chilterns

**Community data (CM-001-009)**

Community

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Department  
for Transport

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# 1 Introduction

1.1.1 The community appendix for the Central Chilterns community forum area (CFA9) comprises:

- community impact assessment record sheets for construction (Section 2);
- community impact assessment record sheets for operation (Section 3);and
- open space survey/public rights of way (PRoW) survey results (Section 4).

1.1.2 Maps referred to throughout the community appendix are contained in the Volume 5, Community Map Book.

## 2 Community impact assessment record sheets - construction

### 2.1 Mantle's Wood

Table 1: Mantle's Wood community impact assessment record sheet

<b>Resource name</b>	<b>Mantle's Wood</b>
<b>Community forum area (CFA)</b>	Central Chilterns (CFAg)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	Mantle's Wood, as shown on Map CM-01-029, E6 (Volume 5, Community Map Book), is a designated local wildlife site (LWS), owned by the Forestry Commission and promoted as a place to visit by the Woodland Trust <sup>1</sup> ; at present the site is leased to a private tenant.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: permanent loss of land</b>	<p>Impact: Mantle's Wood will be severed by construction activities and will experience permanent loss of land due to land required for construction of the northern Chiltern tunnel portal.</p> <p>The Chiltern tunnel will surface with a tunnel portal in the centre of Mantle's Wood, north-west of Hyde Heath and the Proposed Scheme will then proceed in cutting. Approximately 30% of the wood (approximately 6.2ha out of 20ha) will be permanently required for the construction of the Proposed Scheme, severing the north and the south of the wood.</p> <p>Mantle's Wood is partly accessible by two PRoW which are used by local residents for walking activities. One of these PRoW, to the east (Footpath LMI/17), will be temporarily re-routed (for up to one year, with an additional length of 450m) and one to the west (Footpath LMI/21) will be closed after Footpath LMI/17 is re-instated, reducing public access to Mantle's Wood.</p> <p>Duration of impact: permanent.</p>
<b>Assessment of magnitude</b>	Medium: as Mantle's Wood will be partially compromised permanently.
<b>Relevant receptors</b>	Users of Mantle's Wood.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>Medium: Mantle's Wood is a popular resource. Information received from Great Missenden Parish Council indicates that this is a valued community resource.</p> <p>A survey undertaken on Saturday 25 August 2012 (08:00-18:00, cloudy weather with showers) observed a total of 31 people throughout the day: 30 walkers/dog walkers and one cyclist indicating usage of the PRoW to be relatively high<sup>2</sup>.</p> <p>There are alternative open spaces and woodlands (accessible by PRoW) within walking distance (1km) of Mantle's Wood including Hyde Heath Common, Bray's Wood and White's Wood. Hedgemoor and Farthings Woods are also within walking distance, but these are not accessible by PRoW and are also partially within the land required for construction.</p> <p>Even though there are accessible alternatives, Mantle's Wood is a popular resource and it is permanently severed by construction activities with approximately 30% of it made unusable.</p>
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.

<sup>1</sup> Woodland Trust; Mantle's Wood, a Forestry Commission England wood; <http://visitwoods.org.uk/en/visit-woods/Pages/large-wood-map.aspx?wood=38910&site=Mantle's-Wood#.UIZdZsWCmrg>; Accessed: 12 September 2013.

<sup>2</sup> It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

<b>Resource name</b>	<b>Mantle's Wood</b>
<b>Proposed mitigation options for significant effects</b>	No further mitigation options identified.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.

## 2.2 Residential properties in Hyde End

Table 2: Residential properties in Hyde End community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties in Hyde End</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Two residential properties, Rowen Farm and Hedgemoor Cottage on Hyde Lane, in Hyde End, as shown on Map CM-01-029, C6 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: construction of the section of cutting between Mantle's Wood and South Heath will require the demolition of two residential properties in Hyde End. These are Rowen Farm and Hedgemoor Cottage on Hyde Lane. Both of these residential properties will be within the construction footprint of the Proposed Scheme.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Low: fewer than five residential properties will be demolished but two residential properties represent a high proportion of the overall number in the community of Hyde End (approximately 25 properties).
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owners.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.

## 2.3 The former Annie Bailey's public house and restaurant

Table 3: The former Annie Bailey's public house and restaurant community impact assessment record sheet

<b>Resource name</b>	<b>The former Annie Bailey's public house and restaurant</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	The former Annie Bailey's public house and restaurant (which opened in 2002 and ceased operations in 2013) is located on B485 Chesham Road between Hyde End and South Heath, as shown on Map CM-01-030, I7 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: the South Heath green tunnel, which will start south-west of South Heath, will require the demolition of the building which was previously Annie Bailey's public house and restaurant on B485 Chesham Road. The building has A4 planning designation <sup>3</sup> .  Duration of impact: permanent.
<b>Assessment of magnitude</b>	High: as the resource will be permanently closed and unusable for its intended purpose (as a restaurant and drinking establishment) in the future.
<b>Relevant receptors</b>	Users and staff of the former Annie Bailey's public house and restaurant.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Low: as Annie Bailey's public house and restaurant ceased trading early in 2013 and there is currently no usage of this community resource. Annie Bailey's had previously played an important community function and was the only drinking and eating establishment available to residents of South Heath, Ballinger Common, and also Hyde End.  The nearest alternative public houses for the communities of South Heath and Hyde End are in Hyde Heath approximately 2km to the south east (The Plough) and Great Missenden 2km to the west, including The George Inn, The Cross Keys, The Nags Head, The Black Horse, La Petite Auberge and Origins at The White Lion (a pub, cocktail wine bar and restaurant).
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for private facility owner(s).
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.

<sup>3</sup> A4 planning designation: Drinking establishment.

## 2.4 Residential properties in South Heath

Table 4: Residential properties in South Heath community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties in South Heath</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Five residential properties in the village of South Heath: two properties on Kings Lane (numbers 90 and 94), one property on Frith Hill, one property on B485 Chesham Road and one vacant residential property above the former Annie Bailey's public house and restaurant, as shown on Map CM-01-030, l7 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: construction of the South Heath green tunnel and South Heath cutting from South Heath to Leather Lane will require the demolition of five residential properties in the village of South Heath.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Low: as fewer than 10 residential properties will be demolished.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owners.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.

## 2.5 Sibley's Coppice

Table 5: Sibley's Coppice community impact assessment record sheet

<b>Resource name</b>	<b>Sibley's Coppice</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	Sibley's Coppice, as shown on Map CM-01-030, H6 (Volume 5, Community Map Book), is a dense semi-natural woodland comprising oak and beech trees adjacent to the village of South Heath. It is located on the south-western edge of South Heath adjacent to King's Lane. The coppice is a 7ha designated LWS and is accessible by several PRoW (which link South Heath to Great Missenden). While the site is privately owned, it appears that use is not confined to the defined paths.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary loss of land</b>	<p>Impact: open space is lost to land required for the construction of the Proposed Scheme.</p> <p>The construction of the South Heath green tunnel will require land on the south-western side of Sibley's Coppice to the west of South Heath. The construction of the section of the South Heath green tunnel will take approximately two years. During this time approximately a third of Sibley's Coppice (an estimated 2.6ha)<sup>4</sup> will be unavailable for public use. The coppice will be reinstated post-construction and there will be re-planting. Whilst this will not return the coppice to its original condition (as the new trees will not be mature) the site will be available again for public use.</p> <p>Duration of impact: the construction of the section of tunnel which passes by South Heath will take nearly two years.</p>
<b>Assessment of magnitude</b>	Medium: as the resource will be partially compromised and unusable for its intended purpose for nearly two years. The effect is partially reversible as the land will be reinstated with trees. These trees, however, will not be mature.
<b>Relevant receptors</b>	Users of Sibley's Coppice.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>Medium: as, according to Great Missenden Parish Council, the coppice is well used by the local community particularly by walkers and dog walkers, given its close proximity to South Heath.</p> <p>A PRoW survey on 25 August 2012, 08:00-18:00, recorded 18 people<sup>5</sup>. Whilst there are alternative open spaces within walking distance of the village, Sibley's Coppice is a highly valued community resource and a third of it will be inaccessible for nearly two years.</p> <p>There are two alternative open space sites within walking distance of South Heath: Jenkin's Wood (approximately 500m to the north, off Potter Row) and Redding Wick (approximately 650m to the east, off Wood Lane); both are accessible by PRoW.</p>
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to temporary loss of land.
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd will seek to provide temporary access to land for ecological mitigation (see Section 7) as a potential means of offsetting the effects of the temporary use of publicly accessible land at Sibley's Coppice during construction.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to temporary loss of land.

<sup>4</sup> The full area of Sibley's Coppice is 7.5ha.

<sup>5</sup> It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

## 2.6 Residential properties on Sibley's Rise and Frith Hill

Table 6: Residential properties on Sibley's Rise and Frith Hill community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on Sibley's Rise and Frith Hill</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on Sibley's Rise and Frith Hill in South Heath, as shown on Map CM-01-030, G6 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of up to 40 properties on Sibley's Rise and Frith Hill, west of Sibley's Coppice in South Heath, are predicted to experience in-combination effects arising from significant visual, noise and construction traffic (heavy goods vehicle (HGV)) effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects due to views of works associated with the construction of the South Heath green tunnel including the demolitions on Frith Hill.</p> <p>Noise: there will be significant noise effects associated with the construction of the South Heath green tunnel.</p> <p>Construction traffic: there will be significant increases in HGV movements along Frith Hill.</p> <p>Duration: effects coincide for at least eight months. A small number of properties (approximately 15) will experience effects for a longer period due to the HGV movements.</p>
<b>Assessment of magnitude</b>	High: as residents will be affected by a combination of significant residual visual, noise and construction traffic (HGV) effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 2.7 Residential properties on King's Lane

Table 7: Residential properties on King's Lane community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on King's Lane</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on King's Lane in South Heath, as shown on Map CM-01-030, G6 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 50 properties on King's Lane in South Heath are predicted to experience in-combination effects arising from significant noise and construction traffic (HGV) effects during the construction phase, resulting in a loss of amenity.</p> <p>Noise: there will be significant noise effects associated with construction traffic using King's Lane.</p> <p>Construction traffic: there will be significant increase in HGV movements along King's Lane.</p> <p>Duration: approximately three years and six months (the length of operation for the South Heath green tunnel satellite compound).</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual noise and construction traffic (HGV) effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 2.8 Residential properties in South Heath and Ballinger Common

Table 8: Residential properties in South Heath and Ballinger Common community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties in South Heath and Ballinger Common</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties in South Heath and Ballinger Common. Residents of the villages of South Heath and Ballinger Common access Great Missenden via Frith Hill.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: isolation</b>	<p>Impact: isolation of the residents of South Heath and Ballinger Common due to the temporary re-routeing of Frith Hill.</p> <p>During construction of a section of the South Heath green tunnel it will be necessary to close Frith Hill to traffic for up to two years. During this time, traffic using this route will be re-routed via Kings Lane and the B485 Chesham Road, with an approximate additional distance of 700m. Frith Hill also forms part of National Cycle Route 57; cyclists using this route, therefore, will be subject to the same re-routeing. There will also be a need to accommodate pedestrian users of this road during the construction period; Frith Hill links with a subway (underneath the A413) which surfaces in Great Missenden next to Great Missenden Church of England Combined School. During the closure of Frith Hill, there will be a temporary footpath diversion. Just west of the properties on Sibley's Rise, the footpath will be temporarily routed east of Frith Hill and around the South Heath green tunnel construction works, before re-joining Frith Hill near to Orchard Cottage and Frith Hill Farm. This will result in an additional distance for pedestrians of approximately 400m.</p> <p>Frith Hill is the principal link connecting the villages of South Heath and Ballinger Common (both to the east of the Proposed Scheme) and the larger community of Great Missenden (to the west). South Heath and Ballinger Common have very few community facilities and therefore residents need to make daily use of the facilities in Great Missenden which include shops, schools, medical care, a post office, a library and other recreational and social facilities.</p> <p>Duration of impact: up to two years.</p>
<b>Assessment of magnitude</b>	Low: as the additional distance for vehicles and pedestrians is less than 1km.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>Medium: as residents of South Heath and Ballinger Common require daily access to community facilities in Great Missenden and there are no alternative community facilities in the local area that they can use during the construction period.</p> <p>The Frith Hill footpath is reasonably well used<sup>6</sup>. A pedestrian survey on 20 September 2012, (07:00-19:00) recorded 41 people using the Frith Hill footpath, many of whom were using it to access educational facilities in Great Missenden from South Heath and Ballinger Common (20 people).</p>
<b>Significance rating of effect</b>	Minor adverse- effect due to isolation (not significant).
<b>Proposed mitigation options for significant effects</b>	No mitigation.
<b>Residual effect significance rating</b>	Minor adverse- effect due to isolation (not significant).

<sup>6</sup> It should be noted that there are no benchmarks against which to judge whether a PRoW is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of a PRoW is assessed.

## 2.9 Weights and Measures gym

Table 9: Weights and Measures gym community impact assessment record sheet

<b>Resource name</b>	<b>Weights and Measures gym</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	Weights and Measures gym is located on Frith Hill, South Heath, as shown on Map CM-01-030, G7 (Volume 5, Community Map Book) and has been serving the local community for 20 years. Weights and Measures is a fully equipped gym with cardio and weight training machines. Classes (Pilates and circuit classes) along with personal training are also available. Prices are under £45 per month per person. Pay as you go usage is also available <sup>7</sup> .
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: construction of the South Heath green tunnel will require the demolition of Weights and Measures gym on Frith Hill in South Heath.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	High: as the resource will be completely closed and unusable for its intended purpose.
<b>Relevant receptors</b>	Users, staff and owner(s) of the Weights and Measures gym.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: as limited comparable and accessible alternatives exist within the relevant catchment area.  The closest alternative gym (Sprinters Leisure Centre, Honor End Lane, Prestwood) is approximately 6km from South Heath. This gym offers comparable facilities at a similar price (£48 per month).  Weights and Measures gym has about 150 members, including many with health issues and disabilities. Members come from the immediate villages and within a radius of around 10km.  It is unlikely that members will be using the gym every day but it is expected that they will be using it regularly on at least a weekly basis.
<b>Significance rating of effect</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	No further mitigation options are identified.
<b>Residual effect significance rating</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

<sup>7</sup> Weights and Measures Gym; [www.weights-measures-gym.co.uk](http://www.weights-measures-gym.co.uk); Accessed: 12 September 2013.

## 2.10 Residential properties along Potter Row

Table 10: Residential properties along Potter Row community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties along Potter Row</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties along Potter Row, which leads out of South Heath towards Hunt's Green, as shown on Map CM-01-030, E5 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 10 properties along Potter Row are predicted to experience in-combination effects arising from significant visual and construction traffic (HGV) effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects due to views of construction activity associated with the South Heath green tunnel north portal, the South Heath green tunnel (north) satellite compound, the Leather Lane overbridge satellite compound and the Leather Lane overbridge.</p> <p>Construction traffic: there will be a significant increase in HGV movements along Potter Row between South Heath and Leather Lane.</p> <p>These effects arise as a result of construction activities co-ordinated by several construction compounds.</p> <p>Duration: approximately three years and nine months, starting in 2017, in the case of the South Heath green tunnel (north) satellite compound; approximately one year and nine months, starting in 2023, in the case of the South Heath green tunnel (north) satellite compound (railway systems); approximately four years and three months, commencing in 2017, in the case of the Small Dean viaduct main compound in the Dunsmore, Wendover and Halton area (CFA10) which will manage the Leather Lane overbridge satellite compound; and the Bowood Lane overbridge satellite compound.</p> <p>Works will be phased at each compound throughout the construction of the Proposed Scheme (often in the sequence: advance works, civil engineering works, an inactive period and railway installation), commencing in 2016. Further details on the construction programme are discussed in Volume 2, CFA Report 9, Central Chilterns (CFA9), Section 2.3.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual effects arising from visual and construction traffic (HGV) effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 2.11 Mulberry Park Hill

Table 11: Mulberry Park Hill community impact assessment record sheet

<b>Resource name</b>	<b>Residential property on Mulberry Park Hill</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential property
<b>Resource description/profile</b>	One residential property on Mulberry Park Hill, a lane off Potter Row, north-west of South Heath.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: construction of the South Heath cutting, which will run from South Heath to Leather Lane (west of Ballinger Common), will require the demolition of one residential property on Mulberry Park Hill, north-west of South Heath.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as fewer than five properties will be demolished.
<b>Relevant receptors</b>	Owner(s)/occupier(s) of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owner(s).
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).

## 3 Community impact assessment record sheets - operation

### 3.1 Residential properties on Hyde Lane

Table 12: Residential properties on Hyde Lane community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on Hyde Lane</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties in the vicinity of Hyde Lane, South Heath, as shown on Map CM-01-030, E5 (Volume 5, Community Map Book).
<b>Assessment year</b>	Operational phase (2026+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately six properties in the vicinity of Hyde Lane are predicted to experience in-combination effects arising from significant visual and noise effects during the operational phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects due to views of the Hyde Lane overbridge.</p> <p>Noise: there will be significant daytime noise effects from the passing trains.</p> <p>Duration: during the operation of the Proposed Scheme.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual visual and noise effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

### 3.2 Residential properties on Potter Row

Table 13: Residential properties on Potter Row community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on Potter Row</b>
<b>CFA</b>	Central Chilterns (CFA9)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on Potter Row, South Heath, as shown on Map CM-01-030, E5 (Volume 5, Community Map Book).
<b>Assessment year</b>	Operational phase (2026+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 10 properties on Potter Row are predicted to experience in-combination effects arising from significant visual and noise effects during the operational phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects due to views of the Leather Lane overbridge, the South Heath green tunnel north portal and the South Heath cutting.</p> <p>Noise: there will be significant daytime noise effects from the passing trains.</p> <p>Duration: during the operation of the Proposed Scheme.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual visual and noise effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 4 Open space survey/public rights of way survey results

### 4.1 Survey process

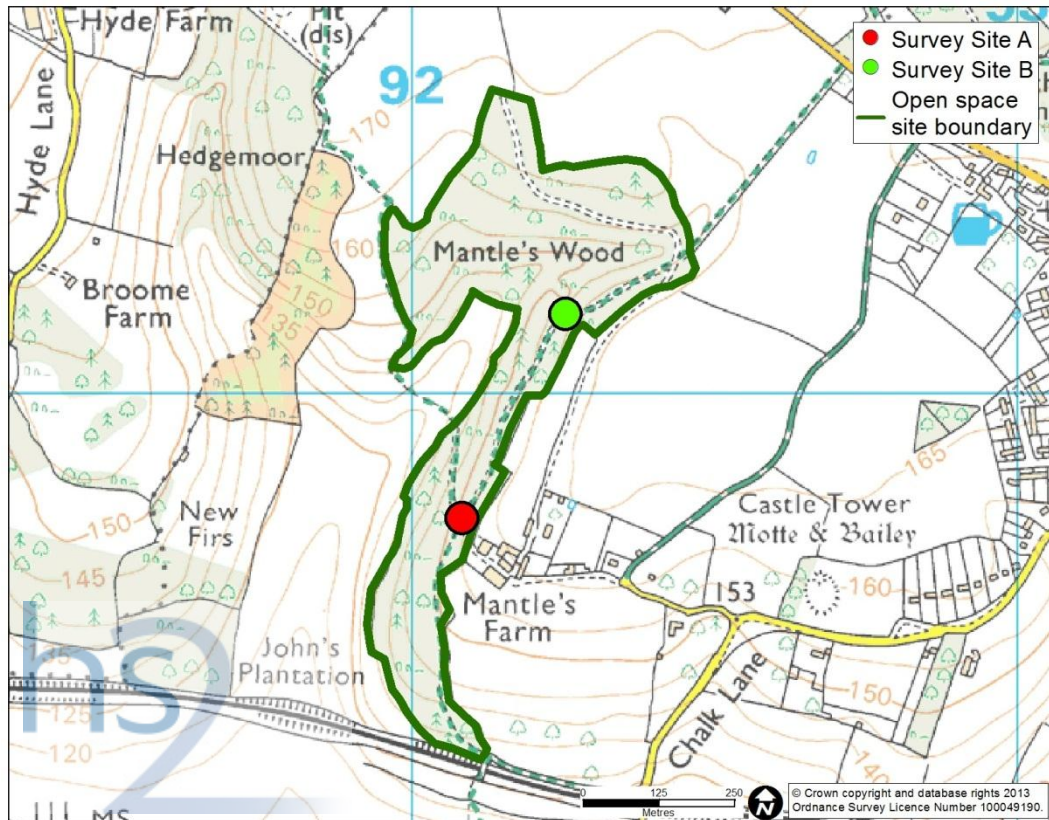
- 4.1.1 Open space and PRoW surveys have been undertaken to collect primary survey data on the use of open spaces and promoted walks, cycleways, bridleways or byways that may be affected by the Proposed Scheme. The information collected helped to identify the sensitivity of the open spaces and promoted routes and their users to potential losses, isolation or and/or amenity effects.
- 4.1.2 For the open space surveys, a consistent sample frame has been used. This includes a minimum of four 15min surveys on a weekend day during the summer season 2012 and a minimum of four 15min surveys on a weekday during the autumn season 2012. Weekend surveys were designed to capture peak usage while the weekday surveys were designed to capture more typical usage. Some surveys also took place during late spring 2013 (where the need for a survey arose after the main survey programme). The 15min surveys of open spaces were undertaken between the hours of 08:00 and 18:00 at weekends and 07:00 and 19:00 on weekdays, with timings chosen to capture peak usage. Weather conditions were recorded during each survey and the undertaking of surveys during adverse weather conditions, including rain and abnormally cold/inclement weather, was avoided.
- 4.1.3 The PRoW surveys took place on one weekend day (continuously from 08:00-18:00) in rural areas or one weekday (continuously from 07:00-19:00) in urban areas, with days and timings chosen to capture peak usage. All users of the PRoW were counted during those time periods. Users that came and returned during the course of the survey period along the same PRoW would have been counted on the outward and return journey. The PRoW surveys were undertaken for the purposes of the traffic and transport assessment and the results were then adapted for the analysis of promoted routes for the community assessment. Weather conditions were not generally recorded by the surveyors for the PRoW surveys.

## 4.2 Mantle's Wood, Chiltern District

### Site overview

- 4.2.1 Surveys of Mantle's Wood were carried out at two locations, one to the south near Mantle's Farm and the other in the north section of the wood.

Figure 1: Site overview for Mantle's Wood



#### 4.2.2 Mantle's Wood overview:

- typology: wider countryside;
- facilities and/or assets on site: woodland containing public footpaths;
- size of site: 21ha;
- owned/managed by: owned by the Forestry Commission; leased to and managed by private tenant;
- local context: rural; and
- any classifications or standards: LWS.

- 4.2.3 Mantle's Wood is located in open countryside approximately 500m from the village of Hyde Heath in an area containing a number of sizeable woodlands (including Farthings Wood, Brays Wood and Wendover Woods). Its southernmost tip adjoins the Marylebone to Aylesbury Line. The site is a dense plantation on an ancient woodland site comprising broadleaf, mixed and yew trees. Although the wood is owned by the Forestry Commission, it is leased to a private tenant, so the usual permissive land access for Forestry Commission land is unlikely to apply. Instead, Mantle's Wood is

accessible through the two PRow within the wood. One public footpath runs through the entire length of the wood and another is adjacent, enabling access to the public. A circular walk from Hyde Heath passes through Mantle's Wood<sup>8</sup>.

### Relationship between the site and the Proposed Scheme

- 4.2.4 The Chiltern tunnel will surface with a tunnel portal in the centre of Mantle's Wood, north-west of Hyde Heath and the Proposed Scheme will then proceed in cutting. Approximately 30% of the wood (approximately 6ha out of 20ha) will be permanently required for the construction of the Proposed Scheme, severing the north and the south of the wood. The remaining 70% of the woodland will remain available for use during the construction period.

### Survey dates and times

- 4.2.5 Surveys of Mantle's Wood were carried out on three different days: these comprise two open space surveys, albeit that the surveys were located on PRow, and one PRow survey undertaken for the traffic and transport assessment. The survey results are variable. The surveys, however, are not the only sources of information available for the assessment of the sensitivity of Mantle's Wood. Consultation feedback and engagement with Great Missenden Parish Council have both been used to help assess the value to the community of Mantle's Wood.
- 4.2.6 The surveys were undertaken as follows.
- 4.2.7 Open space surveys (site B):
- summer/autumn: Sunday 9 September 2012, four 15min periods between 08:00 and 18:00 (hot and sunny with some clouds, max 27°C); and
  - summer/autumn: Wednesday 12 September 2012, four 15min periods between 07:00 and 19:00 (warm and sunny with some cloud, max 18°C).

Table 14: Mantle's Wood - survey times (open space surveys)

Weekend survey (9 September 2012)	Weekday survey (12 September 2012)
08:30 - 08:45	08:10 - 08:25
10:45 - 11:00	09:00 - 09:15
13:00 - 13:15	12:00 - 12:15
16:05 - 16:20	14:25 - 14:40

- 4.2.8 PRow survey (site A):
- summer/autumn: Saturday 25 August 2012, 08:00-18:00 (cloudy with showers).

<sup>8</sup> Walks4life; Hyde Heath circular walk through Mantles Wood; [www.walk4life.info/walk/hyde-heath-circular-walk-through-mantles-wood](http://www.walk4life.info/walk/hyde-heath-circular-walk-through-mantles-wood) ; Accessed: 26 June 2013.

## Survey sites and zones

- 4.2.9 The PRoW survey at site A was undertaken where the public footpaths meet within the wood, near Mantle's Farm. The open space surveys at site B were further north, on a PRoW that leads to Hyde Heath.

Table 15: Mantle's Wood - open space survey sites, zones and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site A	Where the public footpaths meet within the wood, near Mantle's Farm.	10hrs	Once
Survey site B	To the north of the wood on a PRoW that leads to Hyde Heath.	15mins	Four times each on the weekend and weekday day

## Key findings and observations - open space surveys (site B)

### Total number of users by use type

- 4.2.10 At total of three people were observed during the open space survey on 9 September 2012 at site B over the course of four observation periods lasting 15 minutes each over the course of the day.
- 4.2.11 No users were observed over the course of the open space survey on 12 September 2012.

Table 16: Mantle's Wood - total number of users (open space surveys)

	Informal recreation						Formal/organised active recreation						Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/ picnicking	Child play areas	Other (specify)	Pitch based sports <sup>9</sup>	Court based sports <sup>10</sup>	Golf/putting	Water based sports <sup>11</sup>	Noisy sports <sup>12</sup>	Other (specify)	
Summer/autumn survey - site B													
Weekend [9 September 2012, 08:00-18:00]	0	2	1	0	0	0	0	0	0	0	0	0	3
Summer/autumn survey- site B													
Weekday [12 September 2012, 07:00-19:00]	0	0	0	0	0	0	0	0	0	0	0	0	0

<sup>9</sup> For example, football, cricket, rugby

<sup>10</sup> For example tennis, squash, bowls

<sup>11</sup> For example, swimming, sailing, canoeing, fishing/angling, boating

<sup>12</sup> For example, go carting, motor cross, quad biking

### Comparative trends

- 4.2.12 The figures for the open space surveys are so low that no meaningful comparisons can be made between the sites.

### Numbers of users by type of activity

- 4.2.13 Running and cycling were the only activities observed.

### Summary of key findings

- users were only observed during the 9 September 2012 survey and even then very few; no users were observed during the 12 September survey; and
- the only activities observed were running and cycling.

### Key findings and observations - PRow survey (site A)

#### Total number of users by use type

- 4.2.14 During the course of the PRow survey at site A, 31 people were observed using the footpaths within Mantle's Wood.

Table 17: Mantle's Wood - total number of users (PRow survey)

	Informal recreation						Formal/organised active recreation						Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/ picnicking	Child play areas	Other (specify)	Pitch based sports <sup>13</sup>	Court based sports <sup>14</sup>	Golf/putting	Water based sports <sup>15</sup>	Noisy sports <sup>16</sup>	Other (specify)	
Summer/autumn survey - site A													
Weekend [25 August 2012, 08:00-18:00]	30	0	1	0	0	0	0	0	0	0	0	0	31

### Comparative trends

- 4.2.15 Comparisons between the open space and PRow surveys are not possible due to different methodologies and the low number of users observed.

### Numbers of users by type of activity

- 4.2.16 Nearly all those observed were walking/dog walking (a total of 14 walkers and 13 dog walkers). There was also one person cycling.

### Summary of key findings

- 4.2.17 The majority of users on the survey day were either walking or dog walking during the PRow survey.

<sup>13</sup> For example, football, cricket, rugby

<sup>14</sup> For example tennis, squash, bowls

<sup>15</sup> For example, swimming, sailing, canoeing, fishing/angling, boating

<sup>16</sup> For example, go carting, motor cross, quad biking

### **Factors affecting assessment**

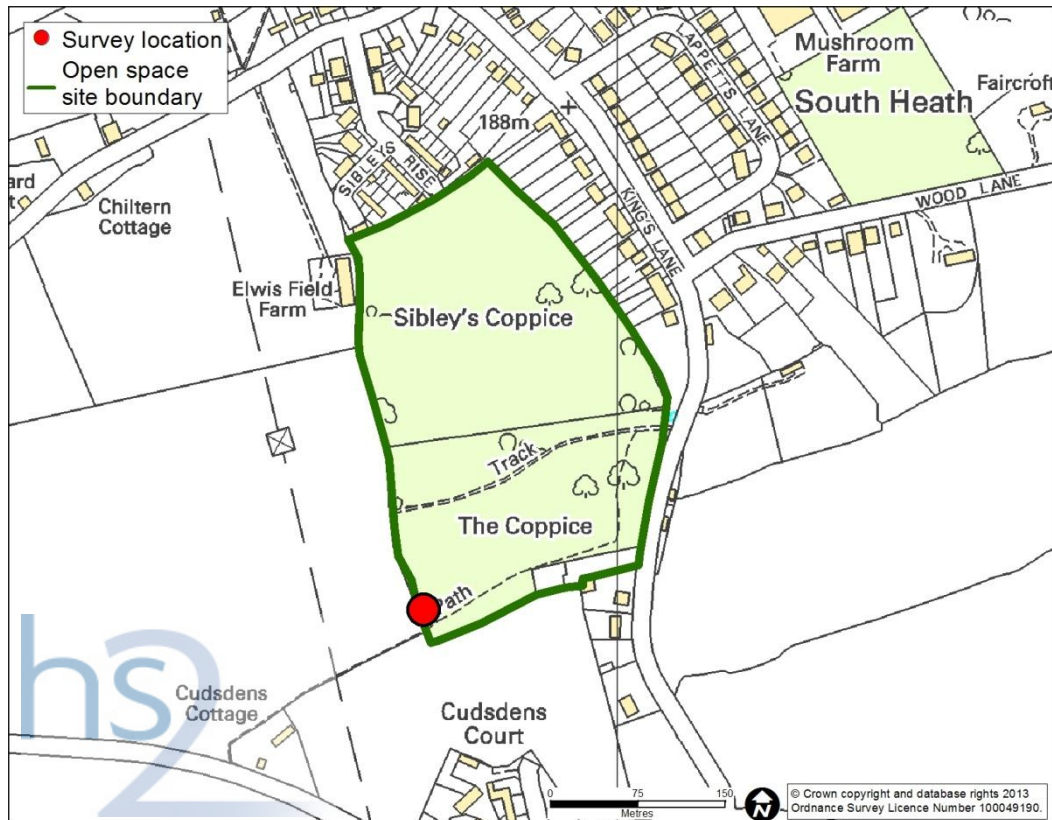
- 4.2.18 Nearly all users during the PRow survey day were from the local area, in particular from South Heath.
- 4.2.19 Since the surveys were only taken at two points in the wood, it is likely that usage of the woodland was higher in total (not all users would have been visible from the survey locations).
- 4.2.20 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

## 4.3 Sibley's Coppice, Chiltern District

### Site overview

- 4.3.1 Surveys were undertaken at one location within Sibley's Coppice, to the south near Cudsdens Court.

Figure 2: Site overview for Sibley's Coppice



- 4.3.2 Sibley's Coppice overview:

- typology: wider countryside;
- facilities and/or assets on site: woodland containing PRoW;
- size of site: 7ha;
- owned/managed by: privately owned;
- local context: rural and semi-rural; and
- any classifications or standards: LWS.

- 4.3.3 The site adjoins the village of South Heath to the north and north-east, is next to a road (Kings Lane) to the east and other adjacent areas are open countryside. It is located in an area containing a number of woodlands (including Jenkin's Wood, Stocking's Wood and Wendover Woods). The coppice is a dense ancient semi-natural woodland comprising oak and beech trees. It is also an LWS. It is privately owned but accessible through a number of PRoW, including a circular route around the wood

starting at South Heath, making it highly accessible from that village. Observation indicated that the wood was widely used by the public and not only on the footpaths.

### Relationship of the site to the Proposed Scheme

- 4.3.4 The woodland will be severed by the Proposed Scheme in green tunnel. There will be a partial loss of the site during construction.

### Survey dates and times

- 4.3.5 The survey was undertaken as follows.
- 4.3.6 Summer, on Saturday 25 August 2012, 08:00-18:00 (cloudy with showers).

### Survey sites

- 4.3.7 The survey was undertaken south-west of South Heath, where three PRow converge in the southern part of Sibley's Coppice near Cudsdens Farm/Court.

Table 18: Sibley's Coppice - open space survey site, zone and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site	Southern part of Sibley's Coppice wood near Cudsdens Farm/Court.	10hrs	Once

### Site specific considerations

- 4.3.8 Although Sibley's Coppice is essentially an open space, due to issues with gaining access to the site, it has only been possible to undertake PRow surveys using the PRow survey methodology which has been explained previously in Section 4.1 of this report.

### Key findings and observations

#### Numbers of users by use type

- 4.3.9 During the course of the summer survey 18 people were observed using the footpaths at the survey site in Sibley's Coppice over a period of 10 hours.

Table 19: Sibley's Coppice - total number of users

	Informal recreation						Formal/organised active recreation						Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/ picnicking	Child play areas	Other (specify)	Pitch based sports <sup>17</sup>	Court based sports <sup>18</sup>	Golf/putting	Water based sports <sup>19</sup>	Noisy sports <sup>20</sup>	Other (specify)	
Summer survey													
Weekend [25 August 2012, 08:00-18:00]	18	0	0	0	0	0	0	0	0	0	0	0	18

### Comparative trends

- 4.3.10 This section is not applicable (only one survey so no comparisons are possible).

### Numbers of users by type of activity

- 4.3.11 Only walkers and dog walkers were observed at the site (13 walkers and five dog walkers).

### Summary of key findings

- 4.3.12 All users on the survey day were either walking or dog walking.

### Factors affecting assessment

- 4.3.13 All walkers were from the local area, predominantly South Heath.
- 4.3.14 There are more footpaths in Sibley's Coppice than are shown on the map and since it was not possible to view all parts of the coppice from the survey location, it is likely that usage was higher than the recorded total on the survey day.
- 4.3.15 There are alternative open space sites within walking distance of South Heath.
- 4.3.16 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

<sup>17</sup> For example, football, cricket, rugby

<sup>18</sup> For example tennis, squash, bowls

<sup>19</sup> For example, swimming, sailing, canoeing, fishing/angling, boating

<sup>20</sup> For example, go carting, motor cross, quad biking

## 5 References

Walks4life; Hyde Heath circular walk through Mantles Wood;  
<http://www.walk4life.info/walk/hyde-heath-circular-walk-through-mantles-wood> ; Accessed: 26 June 2013.

Weights and Measures Gym; [www.weights-measures-gym.co.uk](http://www.weights-measures-gym.co.uk); Accessed: 12 September 2013.

Woodland Trust; Mantle's Wood, a Forestry Commission England wood;  
<http://visitwoods.org.uk/en/visit-woods/Pages/large-wood-map.aspx?wood=38910&site=Mantle's-Wood#.UIZdZsWCmrg>; Accessed: 12 September 2013.